



## ***City of El Paso – City Plan Commission Staff Report***

**Case No:** SULD12-00003 Tierra Del Este Phase III Amended  
**Application Type:** Land Study - Amended  
**CPC Hearing Date:** March 7, 2013  
**Staff Planner:** Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** East of John Hayes and South of Edgemere  
**Acreage:** 658 acres  
**Rep District:** 5  
**Existing Use:** Vacant  
**Existing Zoning:** C-2 and R-5  
**Proposed Zoning:** C-2 and R-5  
**Nearest Park:** 7 parks proposed within the land study  
**Nearest School:** 1 school proposed within the land study  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A  
**Property Owner:** Ranchos Real IV, LTD  
**Applicant:** Ranchos Real IV, LTD  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** ETJ / Vacant  
**South:** ETJ / Vacant  
**East:** ETJ / Vacant  
**West:** C-2 / R-5 / Residential Development

**PLAN EL PASO DESIGNATION:** (G4) Suburban (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 658 acres of land, of which 548 acres are intended for residential, 45 acres for commercial, 27 to 32 acres for parks and 25 acres for a school site. The property is currently vacant. The subdivider is proposing 2,700 to 3,200 residential dwelling units, 2 commercial sites, 7 public park sites, and one school site. This amendment to the land study is due to an increase in density and parkland dedication.

### **CASE HISTORY**

The City Plan Commission approved the Tierra Del Este Phase III Land Study on February 10, 2011. The City Plan Commission approved Tierra Del Este Seventy One on a Major Combination basis on January 24, 2013 and Tierra Del Este Sixty Nine on a Major Final basis on February 9, 2012. Both subdivisions falls within the Tierra Del Este Phase III Land Study.

## **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the Tierra Del Este Phase III Amended Land Study.

### **Planning Division Recommendation:**

***Approval.***

### **City Development Department - Land Development**

We have reviewed subject plan recommend **Approval**.

### **El Paso Department of Transportation**

Amendment does not impact traffic requirements. No comments provided.

### **Parks and Recreation Department**

We have reviewed **Tierra Del Este III - Phase III Land Study**, an amending concept plan and offer Applicant / Developer the following revised comments:

1. Applicant shall provide covenants restricting the use to a single-family dwelling unit per lot since subdivisions within the ETJ do not have a district designation.
2. Applicant shall provide covenants for all commercial areas ( $\pm$  45.792 acres) restricting the residential use since subdivisions within the ETJ do not have a district designation, and shall be required to pay park fees at a rate of \$1,000.00 per acre or portion thereof for a total of \$45,790.00 – **If** density/ acreage is increased /decreased or the zoning / use changes, then "Parkland /fees" will be re-assessed based on applicable conditions.
3. **If** Land study is phased, each phase shall meet or exceed the minimum required parkland acreage according to the number of proposed units.
4. Proposed parks shall not be phased within their respective phase or subdivision, unless, applicant has accrued enough parkland credits to offset the minimum parkland requirements.

### **El Paso Water Utilities**

We have reviewed the above referenced land study and provide the following comments:

Annexation fees are due at the time of new service application for individual water meters within the subject property. Add annexation fee rate table.

***(Property has been annexed and comment has been addressed.)***

The Portions of the Land Study area within Section 48, Block 79 and Sections 7 and 18, Block 78 are located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by the El Paso Water Utilities after EPWU receives an application for water and sanitary sewer services. Add Impact fee rate table.

### **Water**

Water storage improvements to the existing system are required to enable service to the subject property.

Water service for the Tierra Del Este Phase Three Amended Land Study area is anticipated to be provided by a proposed elevated tank (reservoir) and the construction of the following mains:

Sixteen (16) inch diameter water transmission mains along Edgemere Boulevard between John Hayes Street and Tim Floyd Street. No direct service connections are allowed to these water mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Twelve (12) inch diameter water mains along Ralph Seitsinger Street between John Hayes Street and Tim Floyd Street.

Twelve (12) inch diameter water mains along Pebble Hills Boulevard between John Hayes Street and Tim Floyd Street.

Sixteen (16) inch diameter water transmission mains along Pebble Hills Boulevard between John Hayes Street and Tim Floyd Street. No direct service connections are allowed to these water mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Twelve (12) inch diameter water mains along Mike Price Street between Edgemere Boulevard and Pebble Hills Boulevard.

Sixteen (16) inch diameter water transmission mains along Tim Floyd Street between Edgemere Boulevard and Pebble Hills Boulevard. No direct service connections are allowed to these water mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

### **Sanitary Sewer**

Sanitary sewer service to the Tierra Del Este Phase Three Amended Land Study area is anticipated to be provided with the construction of the following mains:

Thirty (30) inch diameter sanitary sewer interceptor along Edgemere Boulevard between John Hayes Street and Tim Floyd Street. No direct service connections are allowed to these mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Twelve (12) inch diameter sanitary sewer mains along Ralph Seitsinger Street between John Hayes Street and Tim Floyd Street.

Fifteen (15) inch diameter sanitary sewer mains along Pebble Hills Boulevard between John Hayes Street and Tim Floyd Street.

Twelve (12) inch diameter sanitary sewer mains along Mike Price Street between Edgemere Boulevard and Pebble Hills Boulevard.

### **General**

In addition to the above described water and sanitary sewer mains, service to the Tierra Del Este Phase Three Amended Land Study area is to be provided by on-site water distribution mains and sanitary sewer collection mains that are to connect to the above-described mains. The on-site water and sanitary sewer mains must be constructed by the Developer to provide service to the Tierra Del Este Phase Three Amended Land Study area.

Coordination with the Developer is required to ascertain that the water transmission mains, storage improvements, and sewer interceptors are constructed in parallel with development.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be

provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**El Paso Fire Department**

No comments received.

**Sun Metro**

No comments received.

**911**

No comments received.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Socorro Independent School District**

No comments received.

**Additional Requirements and General Comments:**

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

**Eastside Service Area**

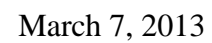
<b>Meter Size</b>	<b>Meter Capacity Ratio</b>	<b>Water*</b>	<b>Wastewater</b>
Less than 1 inch	1.00	\$697.00	\$920.00
1 inch	1.67	\$1,163.00	\$1,537.00
1½ inch	3.33	\$2,321.00	\$3,065.00
2 inch	5.33	\$3,714.00	\$4,905.00
3 inch	10.00	\$6,968.00	\$9,203.00
4 inch	16.67	\$11,615.00	\$15,341.00
6 inch	33.33	\$23,223.00	\$30,672.00
8 inch	53.33	\$37,158.00	\$49,077.00
10 inch	76.67	\$40,064.00	\$52,916.00
12 inch	143.33	\$74,899.00	\$98,924.00

**\*Fees do not apply to water meter or connections made for standby fire protection service**

**Attachments**

1. Location map
2. Aerial map
3. Land Study
4. Phasing Plan
5. Application

# TIERRA DEL ESTE III AMENDED LAND STUDY



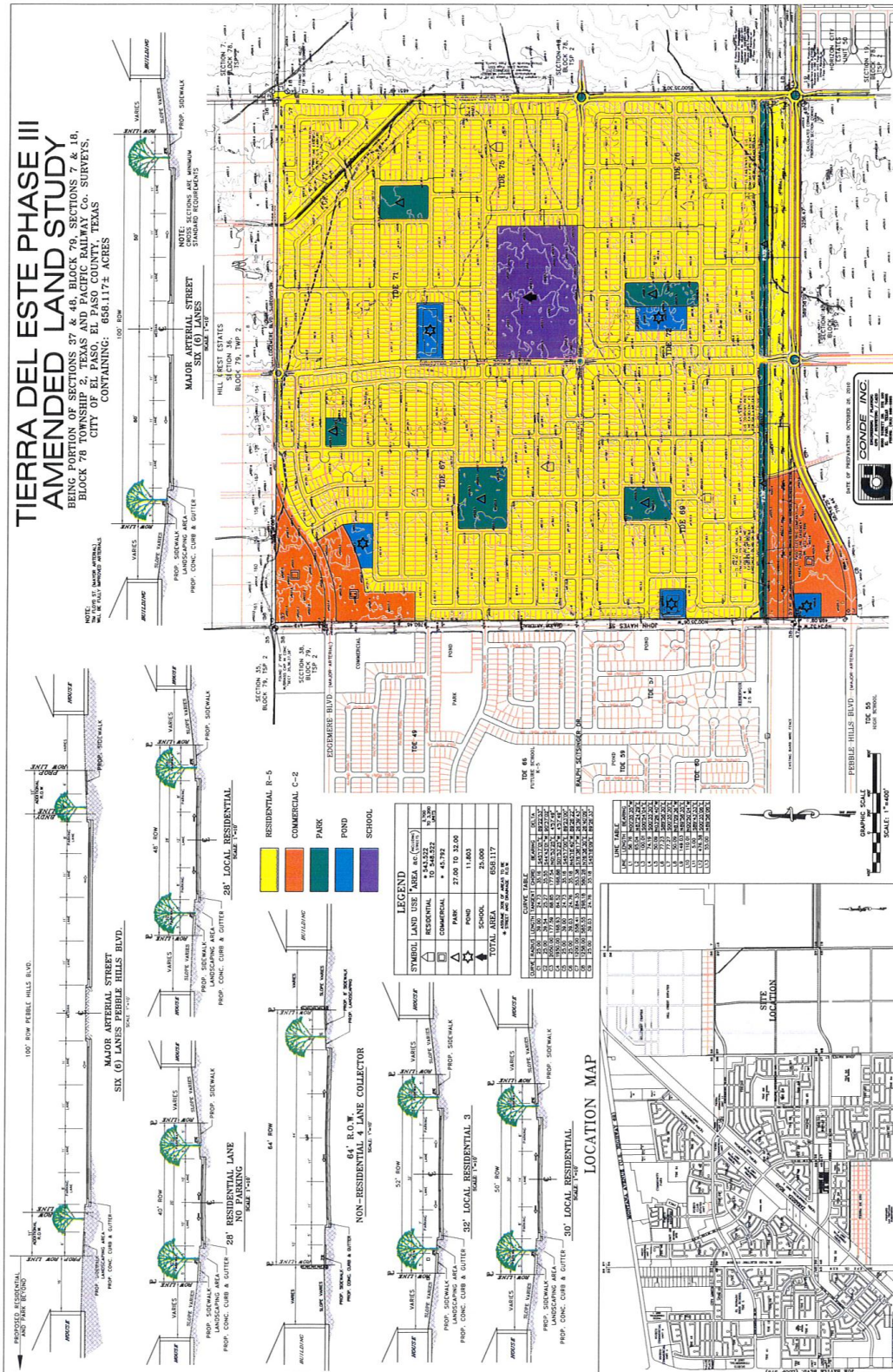


ATTACHMENT 2



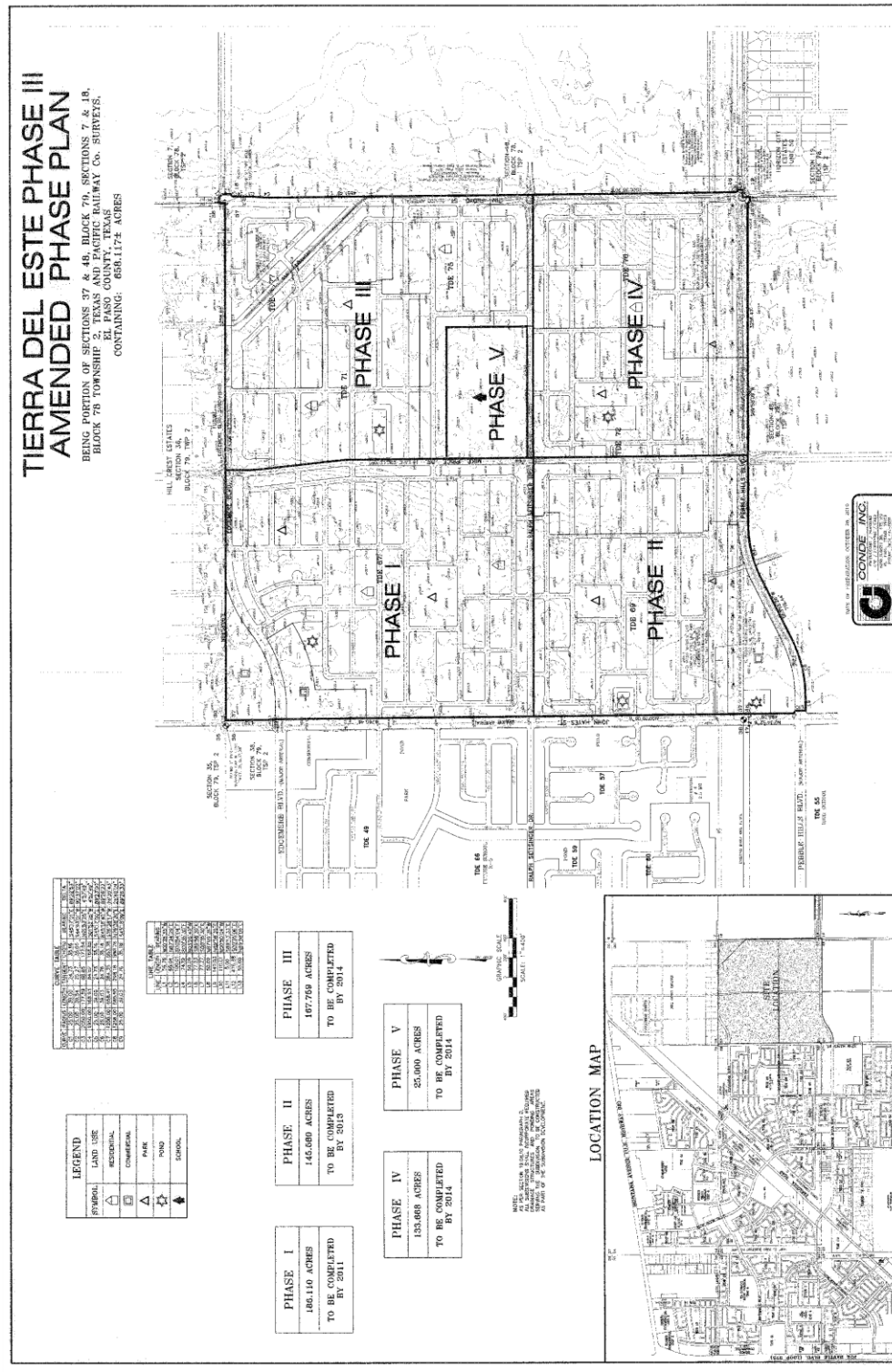


# ATTACHMENT 3





# ATTACHMENT 4



# ATTACHMENT 5



## CITY PLAN COMMISSION APPLICATION FOR LAND STUDY APPROVAL (AMENDED)

DATE: 10/31/12

File No. SULD12-00003

SUBDIVISION NAME: TDE III Phase III Land Study - Amended

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a portion of Sections 37 & 48, Block 79, Sections 7 & 18, Block 78, Township 2, Texas and Pacific  
Railway Co. Surveys, El Paso County, Texas

Proposed Land Uses:	ACRES	SITES		ACRES	SITES
Single-family	<u>543.522-548.522</u>	<u>2.700-3.200</u>	Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage	<u>11.803</u>	<u>5</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>27.00-32.00</u>	<u>7</u>			
School	<u>25.000</u>	<u>1</u>	Total No. Sites	<u>2.716-3.216</u>	
Commercial	<u>45.792</u>	<u>3</u>	Total (Gross) Acres	<u>658.117</u>	
Industrial					

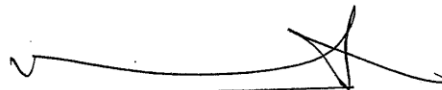
3. What is existing zoning of the above described property? n/a Proposed zoning? R-5/C-2 (per Dev. Agreement)
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed? Underground      Overhead      Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Lots to streets to Ponds
7. Are special public improvements proposed in connection with the development? Yes      No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No       
If answer to is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes      No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes      No X  
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

12.	Owner of record	<u>Ranchos Real IV, LTD</u>	<u>6080 Surety Dr., Ste 300</u>	<u>79905</u>	<u>915-592-0290</u>
		(Name & Address)		(Zip)	(Phone)
13.	Developer	<u>Ranchos Real IV, LTD</u>	<u>6080 Surety Dr., Ste 300</u>	<u>79905</u>	<u>915-592-0290</u>
		(Name & Address)		(Zip)	(Phone)
14.	Engineer	<u>CONDE INC.</u>	<u>6080 Surety Dr., Ste. 100</u>	<u>79905</u>	<u>915-592-0283</u>
		(Name & Address)		(Zip)	(Phone)

**CASHIER'S VALIDATION**  
**FEE:** 0.0 to 300 acres \$4,456.00  
 301 to 600 acres \$6,570.00  
 601 to 900 acres \$8,409.00  
 901+acres \$11,001.00

APPLICATION MUST BE COMPLETED  
 & VALIDATED PRIOR TO SUBDIVISION  
 PROCESSING

Ranchos Real IV, LTD  
 By: Ranchos Real Developers Inc.  
 Its General Partners

OWNER SIGNATURE:   
 Douglas A. Schwartz, Vice- President

REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT  
 REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS